

PREPARED BY:
ADAMS & EDENS
A PROFESSIONAL ASSOCIATION
CLOSING DEPARTMENT
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
MISSISSIPPI BAR #1131

RETURN TO:
ADAMS & EDENS
A PROFESSIONAL ASSOCIATION
CLOSING DEPARTMENT
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
MISSISSIPPI BAR #1131

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned

AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1

Address: 6101 Condor Drive
Address: MOORPARK, CA 93021
Phone: (818) 224-7442

does hereby grant, bargain, sell, convey and specially warrant unto

GARY A MOEDERNDORFER AND DAWN L. MOEDERNDORFER,

AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

Address: 6261 Acree Lane
Address: Olive Branch, MS 38654
Phone: 217-621-2467

the following described land lying and being situated in DESOTO COUNTY, Mississippi, to-wit:

(See Exhibit "A" attached) (Page 3)

Indexing Instructions:

LOT 145, SEC. B, IVY TRAILS SUBDIVISION, SEC. 30, T1S, R6W,
DESOTO COUNTY, MISSISSIPPI PB 77 pg 2

File #REO 2821
6261 ACREE LANE, OLIVE BRANCH, MS

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting the described land and property.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

It is agreed and understood that the 2011 taxes have been prorated as of this date on an estimated basis and Grantor will not be responsible for any adjustment of taxes after this date.

IN WITNESS WHEREOF, AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, has caused this instrument to be signed in its name by its undersigned officer, on this the 8th day of November, 20 11.

PENNYMAC LOAN SERVICES LLC, ATTORNEY IN FACT FOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1 AS OWNER, FOR THE BENEFIT OF THE CERTIFICATE HOLDERS PURSUANT TO THE POOLING AND SERVICING AGREEMENT DATED JULY 30, 2009

BY: 

ITS: Michael Drawdy
Director, REO

STATE OF California
COUNTY OF Ventura

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned county and state, Michael Drawdy, personally known to me to be the Authorized Agent, of the within named PENNYMAC LOAN SERVICES, LLC Attorney In Fact For U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1 AS OWNER, FOR THE BENEFIT OF THE CERTIFICATE HOLDERS PURSUANT TO THE POOLING AND SERVICING AGREEMENT DATED JULY 30, 2009, who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said entity being so authorized to do in the premises.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, this the 8th day of November, 20 11.


NOTARY PUBLIC

My Commission Expires: See Attached

File #REO 2821
6261 ACREE LANE, OLIVE BRANCH, MS

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

DK W BK 670 PG 51

State of California

County of Ventura

On 11/8/11 before me, Brittini Baingo, Notary Public
(Here insert name and title of the officer)

personally appeared Michael Deandy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brittini Baingo
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"

LOT 145, SECTION B, IVY TRAILS SUBDIVISION, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 77, PAGE 2, CHANCERY CLERK'S OFFICE FOR DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.